

TO LET (MAY SELL)

DETACHED INDUSTRIAL UNIT WITH TWO STOREY OFFICES

Unit 1 Whitacre Road Industrial Estate, Whitacre Road, NUNEATON CV11 6BP



22,505 SQ FT (2090.73 SQ M) GIA

- Within ½ mile of Nuneaton Town Centre
- Easy access to M6 (J3), A5 & M69
- Rear Yard Area

Location

Located in Nuneaton, which is approximately 8 miles north of Coventry and 4 miles north of the M6 at Junction 3 by way of the A444 dual carriageway, the Whitacre Road Industrial Estate is located just half a mile north of Nuneaton Town Centre. In addition to the M6, the A5 and M69 are adjacent to the town on its northern and eastern boundaries respectively. The West Coast mainline also has a route through Nuneaton approximately 70 minutes' from London.

Description

The unit is of steel portal frame construction with the main area comprising of three bays, each surmounted by a lined corrugated sheet roof. To the rear of the property is a smaller loading bay and store.

There are various access points to the property; roller shutter loading doors on the north west elevation each being 2.96m wide x 2.87m high and the loading bays on the opposite elevation being 4.5m high x 3m wide.

To the front of the building is a two storey office block with UPVC coated double glazing. On the ground floor is an attractive reception area, good sized kitchen area and cellular offices. The first floor has two main carpeted office areas, meeting room and WC facilities. Heating to the offices is provided by night storage heaters.

Externally there is a forecourt with parking for circa 10 cars and to the rear a reasonable sized yard accessed down both sides of the unit.

Accommodation	sq m	sq ft
Main Factory Area	1610.75	17,339
Two storey Offices	319.68	3,441
Rear Loading Bay inc Stores	160.03	1,726
Total GIA:	2090.73	22,505



Rent/Price

On application

EPC

E124. Copy available upon request.

Services

Electricity, water and drainage are connected to the property. The main heating to the factory areas is oil powered. Gas is not connected.

Rates

From information taken from the 2017 Valuation Non Domestic Rating List the property has a current Rateable Value of £58,500.

Legal Costs

On a leasehold basis the incoming tenant will be responsible for the Landlord's reasonable legal costs incurred.

If a freehold sale is agreed each party will be responsible for their own legal costs incurred in the transaction.

Viewing

Please contact the sole agent for further information or viewing:

NICK HOLT
024 7655 5180
nick@holtcommercial.co.uk



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T/ 024 7655 5180
E/ agency@holtcommercial.co.uk
W/ holtcommercial.co.uk

Head Office
Holt Court
16 Warwick Row
Coventry
CV1 1EJ

Birmingham Office
Victoria House
114-116 Colmore Row
Birmingham
B3 3BD